LOTS 97 & 98 UNIT 18 THREE RIVER
656-302, DC 1097-1520, WD 1097-1

BRINSON FAMILY TRUST U/A/D MAY 23, 2022
27245 GREEN WILLOW RUN
WESLEY CHAPEL, FL 33544

2026

00-00-00-01095-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	04	04

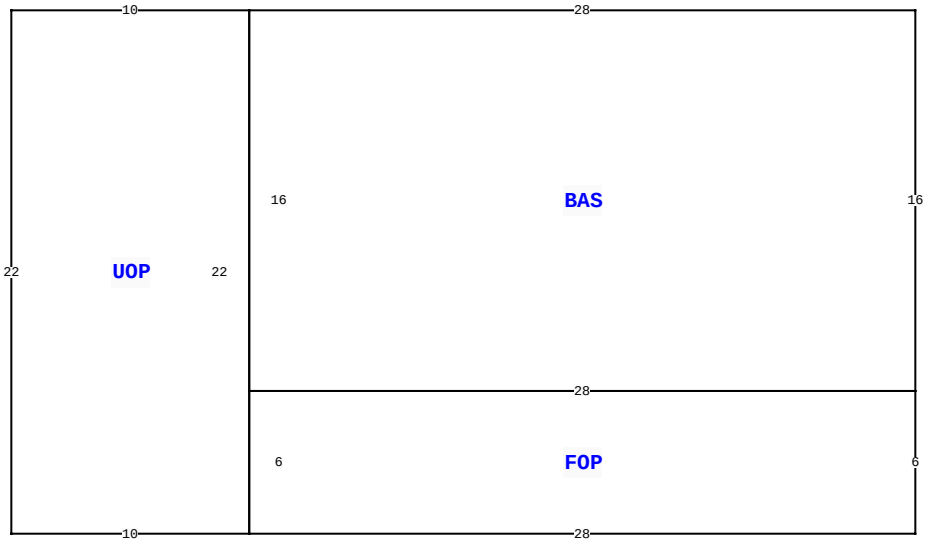
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.18	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	448	100		448	44,255
FOP	168	30		50	4,939
UOP	220	20		44	4,347
TOTALS	836			542	53,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	542	108.5546	121.58	65,896	2010	2010	0	0	0	18.75	81.25

1 SINGLE FAM 0% - 2024 Heated Area: 448 HX Base Yr



510 SW BOSTON TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	53,540
TOTAL MARKET OB/XF VALUE	13,950
TOTAL LAND VALUE - MARKET	32,400
TOTAL MARKET VALUE	99,890
SOH/AGL Deduction	0
ASSESSED VALUE	99,890
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,890
TOTAL JUST VALUE	99,890
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1483/728	1/19/2023	WD	U	I	11	100
GRANTOR: BRINSON MARK T						
GRANTEE: BRINSON FAMILY TRUS						
1097/1522	9/22/2006	WD	Q	V		21,000
GRANTOR: JANE L SCHMITT						
GRANTEE: MARK & ELIZABETH BR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 UOP= W10 S22 E10 N22$ S16 FOP= S6 E28 N6 W28$ E28 N16$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0070	CARPORT UF	0	0	20	40	800.00	UT	2.50	2.50	100	2015	2015	3	100	2,000	
2	0070	CARPORT UF	0	0	18	30	540.00	UT	2.50	2.50	100	2015	2015	3	100	1,350	
3	0030	BARN,MT	0	0	20	30	600.00	UT	11.00	11.00	100	2015	2015	3	100	6,600	
4	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 13,950

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	100.00	400.00	1.00	LT		1.00	1.00	0.90	18,000.00	16,200.00	16,200							
2	0000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	0.90	18,000.00	16,200.00	16,200							

REVIEW DATE 12/15/2015 BY DF Total Acres: 0.92 Total Land Value: 32,400 Market: 0 Agricultural: 0 Common: 32,400 PRINTED 10/03/2025 BY SYS